

BOARD OF APPEAL REFERRALS

October 13, 1983

1. Z-6376 Louis J. Harvey
13-15 Bowman Street, Dorchester
2. Z-6380 Lucy M. Ryan
270-274 Paris Street, East Boston
3. Z-6381 Daniel McNeil
192-196 Washington Street, Dorchester
4. Z-6396 Burton F. Jaffe, M.C.
70 Appleton Street, Boston
5. Z-6467 333 Washington Realty Trust
333 Washington Street
6. Z-6469 Barbara Fragopoulos
240 Hyde Park Avenue, Roslindale
7. Z-6486 Church of the Holy Word, Inc.
552 Massachusetts Avenue, Boston
8. Z-6495 Norman Morse, Trustee
75 Brainerd Road, Brighton
9. Z-6500 F. D. Meridian Realty Trust
443 Meridian Street, East Boston
- X 10. Z-6501 Mark X. O'Leary **TABLED**
25-27 Dorchester and 448 West Second Streets, South Boston
11. Z-6502 Northeastern University
55 Forsyth Street, Boston
12. Z-6504 Louis N. Cavagnaro, Jr.
130 Prince Street, Boston
13. Z-6508 Curry Real Estate / Cosa Inc.
560 Harrison Avenue, Boston
14. Z-6509 Lilly Marline Realty / Henry R. Paone, Trustee
105 London Street, East Boston
15. Z-6513 Victoria Heights Realty Trust / Paul F. Keating, Trustee
401-433 Cummins Highway, Roslindale
16. Z-6528 Daniel J. Passacantilli
406 Hanover Street, Boston
17. Z-6529 The Beacon Companies / Edwin N. Sidman, A General Partner
400 Soldiers Field Road, Brighton
18. Z-6532 Washington Square Realty Trust / Paul Roiff, Trustee
32-34 Washington Street, Charlestown
19. Z-6553 Joseph Kalil
1387-1393 Washington Street, Boston

MEMORANDUM

October 13, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/25/83

Z-6376

Louis J. Harvey
13-15 Bowman Street, Dorchester
near Blackwell Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from two-family dwelling to two-family dwelling and printing shop.

Violation(s):

Accessory printing shop is conditional use.

Printing shop has existed in basement of residences over twenty years. Basic commodities are letterheads, envelopes, and brochures. Two-man operation, 9-5, Monday-Friday. Neighbor supports the appeal. Recommend approval with proviso.

VOTED: In reference to petition Z-6376, Louis J. Harvey, 13-15 Bowman Street, Dorchester, for a conditional use for change of occupancy from two-family dwelling to two-family dwelling and printing shop in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that there be no exterior signs. Printing shop has existed in basement of residences for over twenty years. Basic commodities are letterheads, envelopes, and brochures. Two-man operation, 9-5, Monday-Friday. Neighbor supports the appeal.

WILLIAM H. GARVEY

PLAYGROUND

Z-6376
13-15 BOWMAN ST.
(DOR.)



Board of Appeal Referrals 10/13/83

Hearing: 10/25/83

Z-6380

Lucy M. Ryan

270-274 Paris Street, East Boston
near Brooks Street

One-story structure

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from garage to auto body and repair shop.

Violation(s):

Change in nonconforming use.

Existing condition is a nuisance and tends to disrupt predominantly residential neighborhood. East Boston Land Use Council and abutters have indicated strong opposition. Recommend denial.

VOTED: In reference to petition Z-6380, Lucy M. Ryan, 270-274 Paris Street, East Boston, for a change in nonconforming use for change of occupancy from garage to auto body and repair shop in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Existing condition is a nuisance and tends to disrupt predominantly residential neighborhood. Residents' concerns are: parking, congestion, noise and air pollution, hours of operation, proximity of residents. East Boston Land Use Council and abutters have indicated strong opposition.



Z-6380
270-274 PARIS ST
(E.B.)

Board of Appeal Referrals 10/13/83

Hearing: 10/25/83

Z-6381

Daniel McNeil

192-196 Washington Street, Dorchester
near Morse Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____ L-1	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from retail store to sale and installation of tires; erect one-story addition.

Violation(s):

Sale and installation of tires is conditional use.

Rear yard is insufficient.

Proposal is compatible with automotive uses in the surrounding area.
No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6381, Daniel McNeil, 192-196 Washington Street, Dorchester, for a conditional use and a variance for change of occupancy from retail store to sale and installation of tires in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Proposal is compatible with automotive uses in the surrounding area.

192-96 WASHINGTON ST
(DOR.)



Board of Appeal Referrals 10/13/83

Hearing: 10/25/83

Z-6396

Burton F. Jaffe, M.D.

70 Appleton Street, Boston

near Clarendon Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: eliminate basement common hallway.

Violation(s):

Open space is insufficient.

Petitioner proposes to use common hallway space as part of apartment unit.
An access to rear yard open space would be eliminated. Recommend denial.

VOTED: In reference to petition Z-6396, Burton F. Jaffe, M.D.,
70 Appleton Street, Boston, for a variance to eliminate
basement common hallway in an apartment (H-3) district,
the Boston Redevelopment Authority recommends denial.
An access to rear yard open space would be eliminated.



Z-6396

70 APPLETON ST
(B.P.)

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6467

333 Washington Realty Trust
333 Washington Street, Boston
near Bromfield Street

Eight-story structure

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two signs.

Violation(s):

Sign not allowed above top of sills of first level of windows.

Sign not allowed 25 feet above grade.

Vertical signs, 18' stainless steel letters reading "JEWELERS EXCHANGE BLDG.", would be installed on north and south sides of structure. Recommend denial without prejudice.

VOTED: In reference to petition Z-6467, 333 Washington Realty Trust, 333 Washington Street, Boston, for conditional use to erect two vertical signs in a general business (B-10) district, the Boston Redevelopment Authority recommends denial without prejudice. The Authority is willing to work with applicants to arrive at satisfactory signage.

From Board of Appeal decision dated February 24, 1981 (proposed deletion is bracketed):

. . . .

2. [That Northeastern University with FENPAC develop a plan within three months from date of Board of Appeal decision indicating affirmative steps to return at least twenty units currently owned and used in whole or in part by Northeastern for undergraduate student housing to non-university controlled uses. Delivery by Northeastern will occur within two years pending satisfactory creation or identification of a development entity and arrangement of financing. Development of plan will be coordinated by the Boston Redevelopment Authority and the Neighborhood Development Agency.] Northeastern University will not lease additional housing units within the "Fenway Community Area" (as defined in Memorandum of Understanding, FENPAC and Northeastern, October 18, 1976) except in special or emergency situations which are defined as fire or other natural catastrophies or termination of existing lease arrangements in the Fenway Community Area; that in the next two years Northeastern will not enter into any agreement to lease more than 50% of units of any particular building not currently leased by the University in the Fenway Community Area except by mutual agreement by FENPAC and Northeastern; following the academic year beginning in September, 1982 Northeastern must begin to reduce the number of units leased (as of January 1, 1981) in the Fenway Community Area.

. . . .

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6469
Barbara Fragopoulos
240 Hyde Park Avenue, Roslindale
near Eldridge Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.8_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: legalize rear porch additions.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Support columns were inadvertently constructed contrary to plan. Neighbors are opposed for reasons of safety and appearance. Recommend denial without prejudice.

VOTED: In reference to petition Z-6469, Barbara Fragopoulos, 240 Hyde Park Avenue, Roslindale, for two variances to legalize rear porch additions in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Neighbors are opposed for reasons of safety and appearance. Petitioner should resolve these neighborhood concerns.



HYDE PARK

240 Hyde Park Ave
(HOS)
Z-6469

Board of Appeal Referrals 10/13/83

Hearing: 11/29/83

Z-6486

Church of the Holy Word, Inc.
 552 Massachusetts Avenue, Boston
 near Shawmut Avenue

Five-story structure

District(s):	apartment	H-2	general business	_____	industrial	_____
	residential	_____	local business	_____	waterfront	_____
	single family	_____			manufacturing	_____

Purpose: change occupancy from rooming house to six apartments.

Violation(s):

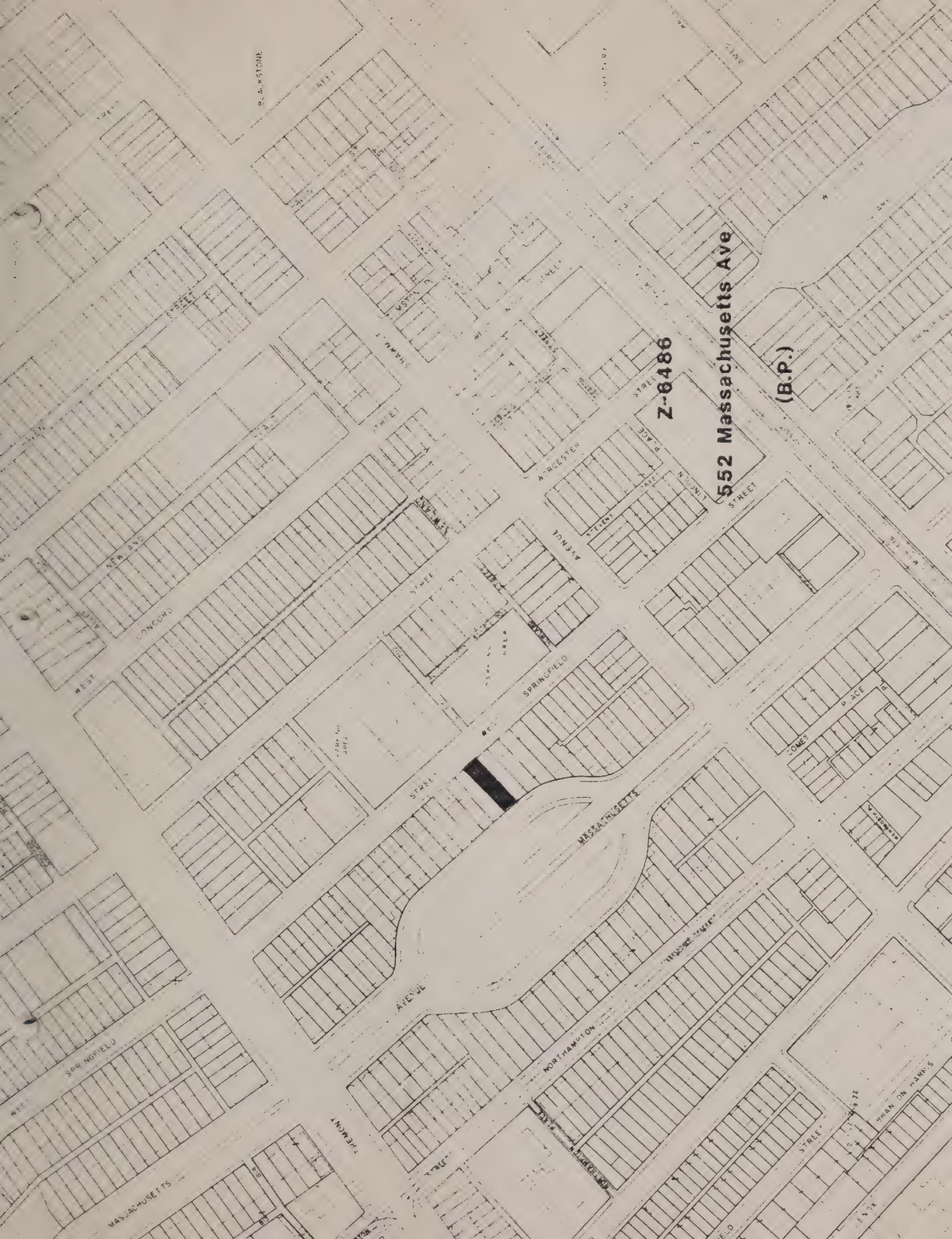
Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Vacant structure will be substantially rehabilitated. Occupancy is compatible with residential area. Public park opposite site mitigates open space deficiency. Recommend approval with proviso.

VOTED: In reference to petition Z-6486, Church of the Holy Word, Inc., 552 Massachusetts Avenue, Boston, for a forbidden use and two variances for change of occupancy from rooming house to six apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval.



P. A. STONE

Z-6486

552 Massachusetts Ave

(B.P.)

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6495
Norman Morse, Trustee
75 Brainerd Road, Brighton
at Redford Street

One-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

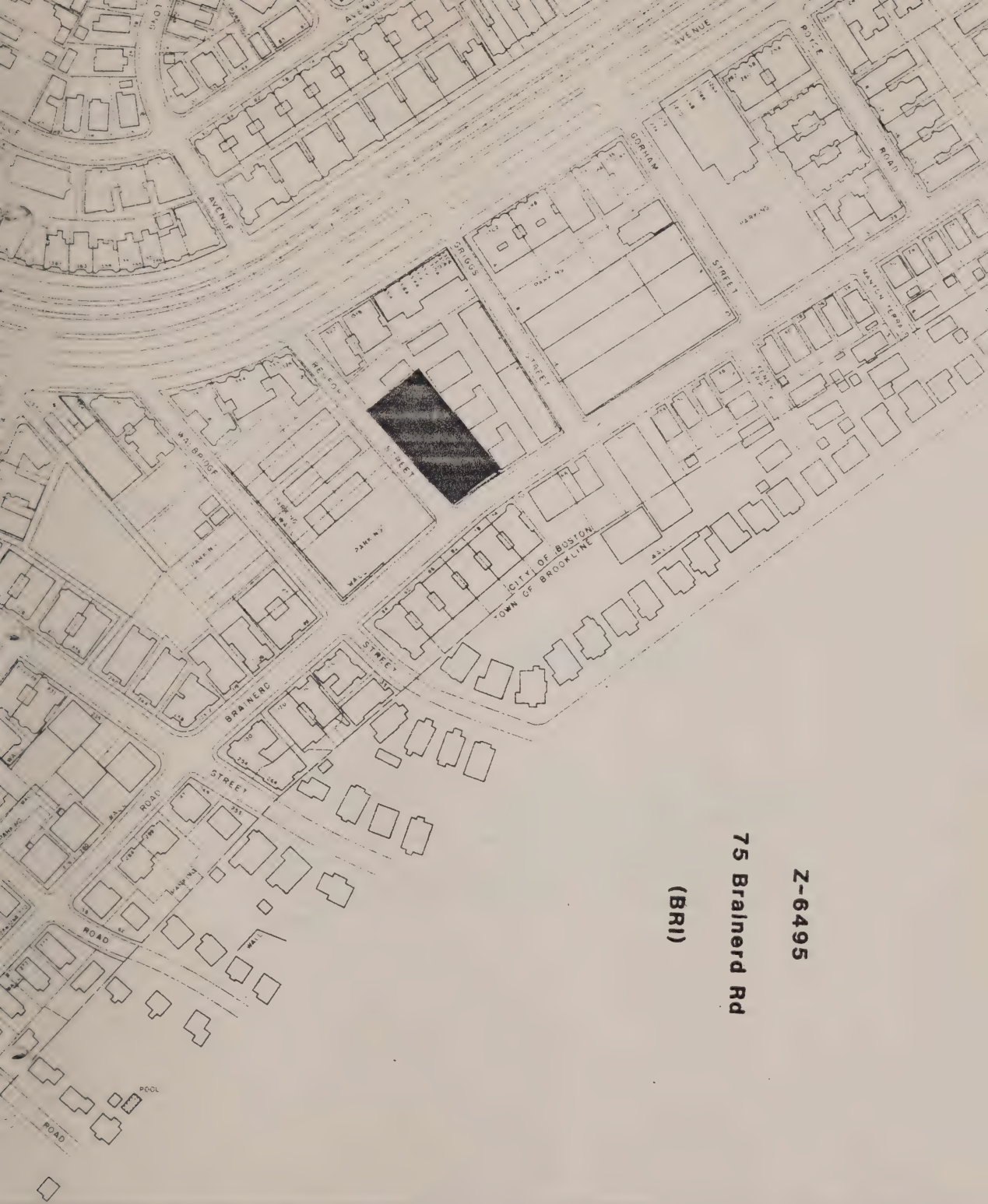
Purpose: change occupancy from manufacturing, rebuilding, storage, and sale of automobiles, parts, and accessories to light manufacturing of signs.

Violation(s):

Change in nonconforming use.

Petitioner would manufacture metal letters, small plastic signs, and related art work. Proposal is less obnoxious than automotive uses and is compatible with surrounding commercial properties. Recommend approval with provisos.

VOTED: In reference to petition Z-6495, Norman Morse, Trustee, 75 Brainerd Road, Brighton, for change in nonconforming use for change of occupancy from manufacturing, rebuilding, storage, and sale of automobiles, parts, and accessories to light manufacturing of signage in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all work be performed within building; that hours of operation be 8 A.M. to 6 P.M.; that loading activity be on Redford Street; that trucks refrain from using Brainerd Road. Petitioner has requested additional occupancy of "distribution, warehousing, and storage of nonhazardous goods and materials including hardware, building supplies, dry goods, and related products; light manufacturing of nonhazardous goods and material which can be produced without effect on surrounding neighborhood." These uses are not reflected on Inspectional Services Department application. Petitioner should meet with community to discuss additional occupancy. Authority concerns are traffic, parking, loading, impact.



Z-6495

75 Brainerd Rd

(BR1)

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6500
F. D. Meridian Realty Trust
443 Meridian Street, East Boston
near Falcon Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-family dwelling and store to
two-family dwelling and dance studio.

Violation(s):

Dance school is forbidden use.

Facility is existing and is compatible with residential—local commercial
neighborhood. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6500, F. D. Meridian Realty
Trust, 443 Meridian Street, East Boston, for a forbidden
use for change of occupancy from two-family dwelling and
store to two-family dwelling and dance studio in a
residential (R-.8) district, the Boston Redevelopment
Authority recommends approval. Facility is existing and
is compatible with residential—local commercial neigh-
borhood.



FALCON

STREET

WHITE

WHITE

WHITE

STREET

DUNHEAD

BAYVIEW

CROWN

MONMOUTH

MARION

TRENTON

HUGH BOE
SCHOOL

CHURCH OF
THE FATHERS

LEXINGTON

PUBLIC
LIBRARY
EAST BOSTON
BRANCH

PRINCETON

2-6500

443 Meridian St

(E.B.)

Board of Appeal Referrals 10/13/83

Hearing: 10/25/83

Z-6501

Mark X. O'Leary

25-27 Dorchester and 448 West Second Streets,
South Boston

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy: two-family dwelling and tavern; erect
two-story addition to tavern.

Violation(s):

Rear yard is insufficient.

Addition to tavern will provide function room and storage area. South
Boston Citizens Association supports proposal. Recommend approval with
proviso.

VOTED: In reference to petition Z-6501, Mark X. O'Leary,
25-27 Dorchester and 448 West Second Streets, South
Boston, for variance to legalize occupancy as two-
family dwelling and tavern and erect two-story
addition to tavern in a local business (L-1) dis-
trict, the Boston Redevelopment Authority recommends
approval provided plans are submitted to the
Authority for design review approval.

TABLED



DORCHESTER

EAST

EAST

THIRD STREET

EAST

ST. JOHN'S
CHURCH
SCHOOL

SOUTH BOSTON
W. H. H. H.
B. H. H. H.

188 FINE LINE
TELEPHONE
COMPANY

25-27 Dorchester St

Z-6501

448 West Second St

(S.B.)

GATE
CHURCH

CHURCH
SCHOOL

THIRD

CHURCH
SCHOOL

SECOND

THIRD

CHURCH
SCHOOL

SECOND

BROAD

SOUTH BOSTON
LIBRARY

THIRD

THIRD

October 13, 1983

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/18/83

26502
Northeastern University
55 Forsyth Street, Boston
Near Huntington Avenue

Four-story structure

District(s):	apartment H-2	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: delete portion of proviso #2 (attached) relating to provision of 20 units of housing from Board of Appeal decision of February 24, 1981.

Violation(s):

A university is conditional use.

The Authority in 1981 in consideration of recommending Board of Appeal Approval for the construction of an addition to the Northeastern University Law School insisted and subsequently N.U. agreed to a proviso that N.U. would work with the BRA to return 20 units of university-owned housing (142-148 Hemenway Street) to the private market.

Since the establishment of this proviso, N.U. has come up with only one proposal namely a conversion to cooperative housing which would have resulted in displacing some of the elderly tenants. As a consequence, these tenants have been put in the embarrassing predicament of being required to support N.U. continued ownership of the building in order to avoid displacement.

The local community groups as well as the BRA feel that N.U. has not made a good faith effort in exploring other private and/or non-profit development alternatives. It is recommended, therefore, that this petition be denied without prejudice so that the BRA and the community groups working with the existing tenants and N.U. can adequately explore other development/ownership alternatives.

An appropriate vote is attached

Z-6502

Northeastern University
55 Forsyth Street, Boston
Near Huntington Avenue

VOTED: In reference to petition Z-6502, Northeastern University, 55 Forsyth Street, Boston, for a conditional use to delete from Board of Appeal decision of February 24, 1981, the portion of proviso #2 relating to provision of 20 units of housing, the Boston Redevelopment Authority recommends denial without prejudice. Community opposes proposed deletion at this time. Northeastern should work with BRA, local community groups and the tenants to explore other development alternatives which guarantee stability for elderly tenants while at the same time ensuring that the housing is privately developed.



Z-6502
55 FORSYTH ST
(B.P.)

MUSEUM OF FINE ARTS

MILCROSON
CHILDREN'S
HOME

HUNTINGTON
FIRE
STATION

AREA OUTDOOR
RECREATION



Z - 6467
333 WASHINGTON STREET
(B.P.)

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6504

Louis N. Cavagnaro, Jr.

130 Prince Street, Boston

near North Margin Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four to five apartments; enlarge existing one-story structure.

Violation(s):

Dwelling converted for more families is conditional use.

Floor area ratio is excessive.

Open space, rear yard, and setback of parapet are insufficient.

Roof addition would be highly visible and would impair continuity of building, which is approximately the same height as adjacent buildings.

Recommend denial.

VOTED: In reference to petition Z-6504, Louis N. Cavagnaro, Jr., 130 Prince Street, Boston, for a forbidden use and four variances for change of occupancy from four to five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Roof addition would be highly visible and would impair continuity of building with adjacent buildings, which are of approximately the same height.

(B.P.)

130 Prince St

Z-6504



Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6508

Curry Real Estate / Cosa, Inc.
560 Harrison Avenue, Boston
at Waltham Street

Six-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: change occupancy from manufacturing and woodworking to manufacturing, woodworking, and health center.

Violation(s):

Health center for members is conditional use.

Health fitness center would operate in basement of structure, primarily for professional persons residing or working in the area. Facility is compatible with mixed-use neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-6508, Curry Real Estate and Cosa, Inc., 560 Harrison Avenue, Boston, for a conditional use for change of occupancy from manufacturing and woodworking to manufacturing, woodworking, and health center in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided plans for signs and any exterior changes are submitted to the Authority for design review.

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6509
Lilly Marline Realty
Henry R. Paone, Trustee
105 London Street, East Boston
near Decatur Street

One-story structure

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from garage and retail paint store to
repair shop garage and retail paint store.

Violation(s):

Repair shop is conditional use.

Residents of London Street are adamantly opposed. Concerns are
indicated in proposed vote. Recommend denial.

VOTED: In reference to petition Z-6509, Lilly Marline Realty,
105 London Street, East Boston, for a conditional use
for change of occupancy from garage and retail paint
store to repair shop garage and retail paint store in
a general business (B-1) district, the Boston
Redevelopment Authority recommends denial. Residents
of London Street are adamantly opposed. Concerns are:
exhaust fumes impacting abutter's residence; parking
congestion—double parking; repairing of motor vehicles
on street; noise; hours of operation; safety.



Z-6509

105 London St

(E.B.)

MERIDIAN

BULKHEAD

PIERHEAD

SCHOOL

LONDON

LIVERPOOL

BORDER

STREET

MATTHEW

NEW

APPROX

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6513
Victoria Heights Realty Trust
Paul F. Keating, Trustee
401-433 Cummins Highway, Roslindale
near Pleasant View Street

Vacant land (approximately 27.9 acres)

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: use premises for cemetery.

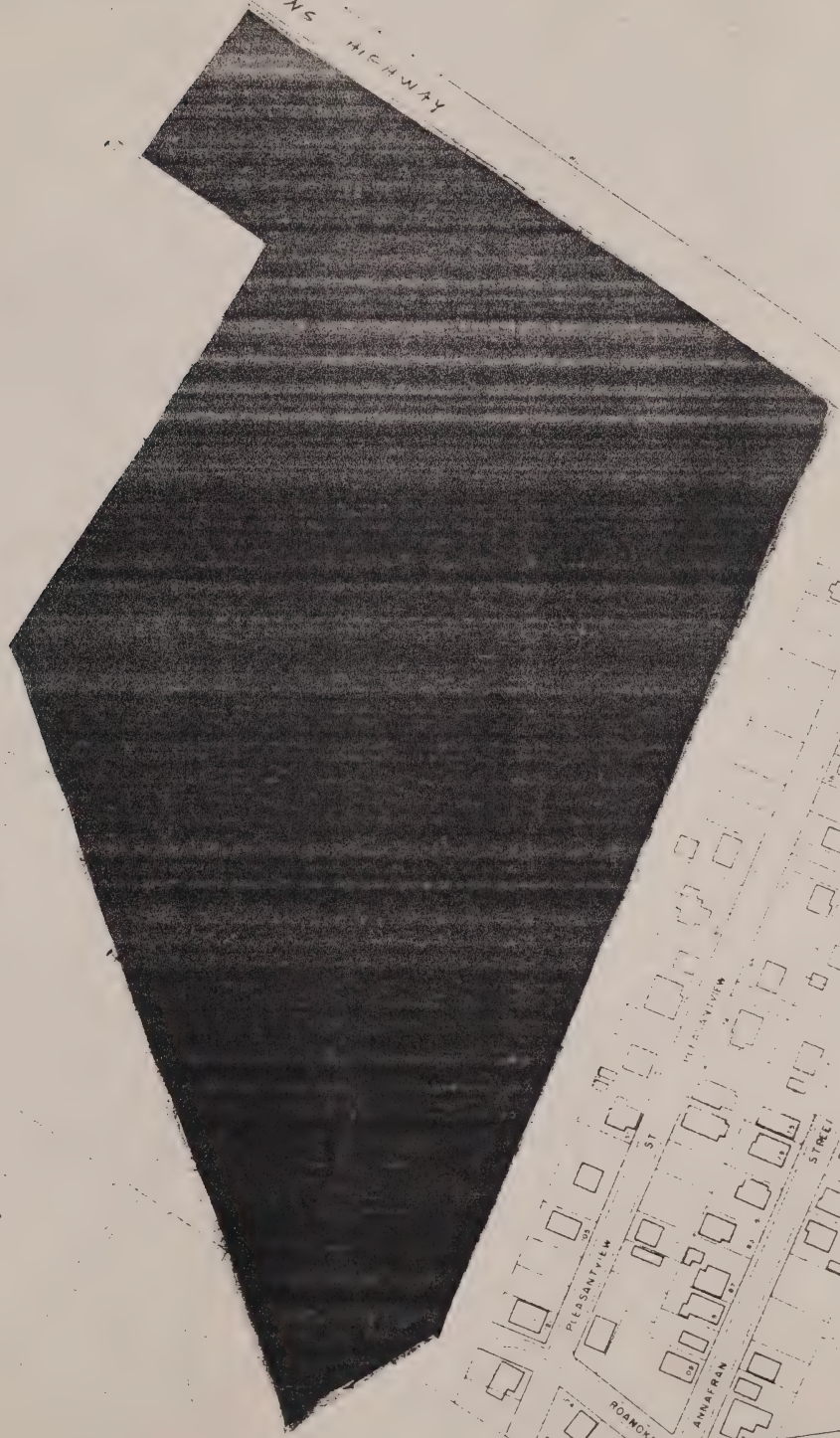
Violation(s):

Cemetery is conditional use.

Property is located directly opposite Calvary cemetery. Responding residents support proposal. Existing quarry operations are an annoyance to neighbors. Recommend approval.

VOTED: In reference to petition Z-6513, Victoria Heights Realty Trust, 401-433 Cummins Highway, Roslindale, for a conditional use to use premises for cemetery in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Property is located directly opposite Calvary Cemetery. Responding residents support proposal. Existing quarry operations are an annoyance to neighbors.

CUMMINS
HIGHWAY



Z-6513

401-433 Cummins Hwy

(ROS)

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6528
Daniel J. Passacantilli
406 Hanover Street, Boston
near Charter Street

Four-story structure

District(s):	apartment <u>H-3</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from two-family dwelling and store to three apartments; erect two-story addition.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area is excessive.

Rear yard and setback of parapet are insufficient.

Occupancy is existing and is consistent with residential neighborhood. Structure is one story lower than adjacent buildings. Recommend approval with provisos.

VOTED: In reference to petition Z-6528, Daniel J. Passacantilli, 406 Hanover Street, Boston, for a forbidden use and three variances for change of occupancy from two-family dwelling and store to three apartments and erect a two-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that addition be limited to one story; that plans be submitted to the Authority for design review approval.



406 Hanover St

7-6528

(B.P.)

AVENUE PARK

CITY WHARF

SARGEY'S WHARF

QUINCY MARKET

GOLD STREET

AND WAREHOUSE

UNION

WHARF

NORTH STACK

SOUTH STACK

FIRE FIGHT DOCK

STREET

BATTERY

STREET

STREET

STREET

STREET

STREET

HANOVER

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6529

The Beacon Companies
Edwin N. Sidman, A General Partner
400 Soldiers Field Road, Brighton
at Cambridge Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____I-2
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____M-1

Purpose: erect 15-story hotel.

Violation(s):

Hotel is forbidden use.

Accessory uses are conditional.

Floor area ratio and height of building are excessive.

Setback of parapet and off-street loading are insufficient.

Off-street parking spaces shall be no less than 8½ feet wide and 20 feet long.



Proposed hotel, designed by Jung/Brannen Associates, will contain 310 guest rooms, parking for 300 cars, two loading bays, restaurant, lounge, public meeting space, swimming pool, accessory retail. Site, which presently accommodates former Coca Cola bottling plant, is proximate to Mass. Turnpike ramp and Storrow Drive. Allston Civic Association supports the development. Recommend approval with proviso.

VOTED: In reference to petition Z-6529, The Beacon Companies, 400 Soldiers Field Road, Brighton, for a forbidden use, a conditional use, and five variances to erect a 15-story hotel structure in manufacturing (M-2) and industrial (I-2) districts, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for continuing design review approval.

Z-6529

400 Soldiers Field Rd

(BRI)

SOLDIERS FIELD

STREET

STREET

STREET

STREET

RAILROAD

ALBANY

BOSTON

BOSTON

ALBANY

CHARLES

Board of Appeal Referrals 10/13/83

Hearing: 10/18/83

Z-6532
Washington Square Realty Trust
Paul Roiff, Trustee
32-34 Washington Street, Charlestown
near Rutherford Avenue

Three-story structure
District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from nine to ten apartments.

Violation(s):

- Dwelling converted for more families is forbidden use.
- Lot area and open space are insufficient.
- Floor area ratio is excessive.

Occupancy has existed for several years. No community response.
Recommend approval.

VOTED: In reference to petition Z-6532, Washington Square Realty Trust, 32-34 Washington Street, Charlestown, for a forbidden use and three variances for change of occupancy from nine to apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for several years.

Z-6532

2-34 WASHINGTON ST.

(CHSN)



Board of Appeal Referrals 10/13/83

Hearing: 10/25/83

Z-6553

Joseph Kalil

1387-1393 Washington Street, Boston
at Union Park Street

Two-story structure

District(s): apartment H-3-U general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to bakery.

Violation(s):

Bakery is forbidden use.

Petitioner purchased land from Authority. Plans have been reviewed and approved by design staff. Recommend approval with proviso.

VOTED: In reference to petition Z-6553, Joseph Kalil, 1387-1393 Washington Street, Boston, for a forbidden use to erect a one-story addition to bakery in an apartment urban renewal area (H-3-U) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted for continuing design review.



1387-1393 Washington St

(B.P.)

Z-6553

